



LEGACY AT LINCOLN PARK 819 Westmore Avenue • Rockville, Maryland



Legacy at Lincoln Park is a 60 unit for-sale mixed-income residential community developed by Urban Atlantic in partnership with the Rockville Housing Enterprises. The development is located at the former Lincoln Terrace public housing site in East Rockville, Maryland. Urban Atlantic utilized many innovative techniques, including partnering with Rockville Housing Enterprises, which provided land as collateral for financing. In addition, Legacy at Lincoln Park won a sustainability award from Maryland Capital Homebuilders for storm water management and used smart growth principles to guide development. This innovative development can serve as a national model for workforce housing, allowing cities and counties to replace aging and blighted public housing projects with strong, stable, mixed-income communities.

Lincoln Park is approximately ten blocks from Metro and five blocks from the downtown area of Rockville, where many major employers are located. The project was the impetus to a larger Neighborhood Conservation Plan, containing .88 acres of park with mature trees. The development has restored the prominence of the Lincoln Park community and reflects the neighborhood's unique history while seamlessly integrating the heart of Rockville.

Project Affordability

Definition: Tiered affordability from 60% to 120% of area median income.

Sales Proceeds: \$160,000 - \$390,000

Total Number of Units: 60

Eligible Workforce Units: 40

For-Sale: 60

Townhomes: 53

Single Family: 7

Partners

- Urban Atlantic
- Rockville Housing Enterprises
- Eagle Bank
- Lincoln Park Civic Association
- Bozzuto Construction
- High level of community involvement and planning development

Development Timeline

Date Acquired: August 2003

Date Started: October 2003

Date Opened: April 2006

Date Completed: May 2008

Contact Information

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